

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 March 2026

Application Number: 252565

Location: Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, RG10 8LH

Proposal: Full planning application for the erection of a temporary marquee, to be sited between 1st October and 31st March in each calendar year, for the purposes of ancillary boat storage and repair.

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered (Location Plan), (2547/04A), (2547/03A), (2547/01A), received by the local planning authority on 24/11/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. Development to be removed during summer months - The development hereby permitted shall be removed and the land restored to its former condition between 31 March and 1 October in any calendar year.

Reason: This type of building is not one that the local planning authority is prepared to approve other than for a limited period each year, having regard to impact on the Green Belt and Conservation Area. Relevant policy: Core Strategy policies CP1, CP3 and CP12 and Managing Development Delivery Local Plan policy TB24.

3. The marquee hereby approved shall be used for the storage and repair of boats in association with the Val Wyatt Marina and for no other purposes.

Reason: To safeguard the character and appearance of the area, Green Belt, and countryside, in accordance with the National Planning Policy Framework, Core Strategy policies CP1, CP11 and CP12 and Managing Development Delivery Local Plan policy CC01.

4. The ecological measures such as invertebrate hotels and wildflower meadow shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal, 18th March 2025 by '360 Eco' as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To comply with Wokingham Borough Development Plan, Policy TB23: Biodiversity and Development.

5. Retention of trees and shrubs - No trees, shrubs or hedges within the site shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If any trees, shrubs or hedges are to be removed, a competent ecologist should undertake a careful, detailed check of vegetation for active birds' nests and potential bat roosts immediately before the vegetation is cleared and provided written confirmation that no birds/bats will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To secure the protection of trees, shrubs and hedges growing within the site which are of amenity value to the area, and to ensure that protected species are not impacted by the development and in keeping with national legislation Countryside and Wildlife Act 1981. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local plan policies CC03, TB21 and TB23.

Recommendation and conditions/reasons agreed:



Date: 10/06/26

REMEMBER - The earliest date for a decision on this application is: **10 March 2026**